

Notice of a decision to Vary
Repairing Standard Enforcement Order
Ordered by the Private Rented Housing Committee

Ref: PRHP/DG9/7/13

Re property at: 12 Park Lea Gardens, Stranraer, DG9 7NB, being the subjects registered in the Land Register of Scotland under Title Number WGN4058 ("the Property")

The Parties:-

Miss LISA STEWART, residing at 12 Park Lea Gardens, Stranraer, DG9 7NB ("the Tenant")

And

Mr PHILIP BALCHIN, residing at Thorntree, Springholm, Castle Douglas, DG7 3LP ("the Landlord")

NOTICE TO PHILIP BALCHIN, residing at Thorntree, Springholm, Castle Douglas, DG7 3LP

The Private Rented Housing Committee issued a Repairing Standard Enforcement Order ("RSEO") dated 26 March 2013 in respect of the Property.

The Private Rented Housing Committee, determined on 16 September 2013 that the **Repairing Standard Enforcement Order** relative to the Property dated 26 March 2013 should be further varied.

The said **Repairing Standard Enforcement Order is hereby varied** with effect from the date of service of this Notice in the following respect:-

The period allowed for the completion of the work required by the order is extended for a further 8 weeks from the date of this notice.

Subsection 25(3) of the Housing (Scotland) Act 2006 applies in this case.

A landlord or a tenant aggrieved by this decision of the Private Rented Housing Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.

Where such an appeal is made, the effect of the variation is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the variation will be treated as having effect from the day on which the appeal is abandoned or so determined.

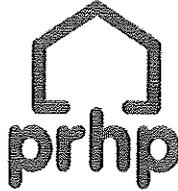
In witness whereof these presents type written on this and the preceding page are executed by Andrew Cowan, solicitor, 7 West George Street, Glasgow, G2 1BA, chairperson of the Private Rented Housing Committee at Glasgow on 17 September 2013 before this witness:-

A Cowan

Signed
Andrew Cowan, Chairperson

L McManus Witness

Laura McManus, Secretary, 7 West George Street, Glasgow, G2 1BA



Statement of decision of the Private Rented Housing Committee under Section 25 (1) of the Housing (Scotland) Act 2006

Ref: PRHP/DG9/7/13

Re property at: 12 Park Lea Gardens, Stranraer, DG9 7NB, being the subjects registered in the Land Register of Scotland under Title Number WGN4058 ("the Property")

The Parties:-

Miss LISA STEWART, residing at 12 Park Lea Gardens, Stranraer, DG9 7NB ("the Tenant")

And

Mr PHILIP BALCHIN, residing at Thorntree, Springholm, Castle Douglas, DG7 3LP ("the Landlord")

The Private Rented Housing Committee issued a Repairing Standard Enforcement Order ("RSEO") dated 26 March 2013 in respect of the Property.

The RSEO required the Landlord to carry out such works as are necessary to:-

- (a) Repair and maintain or where necessary renew the windows within the property such that they are in a reasonable state of repair and in proper working order.
- (b) Repair the letterbox and the front door of the property such that they are in a reasonable state of repair and in proper working order.

The RSEO further specified that the works required were to be carried out within a period of 6 weeks from the date of the RSEO.

On 14 May 2013, the Private Rented Housing Committee varied the Repairing Standard Enforcement Order relative to the property. The Committee varied the RSEO by allowing a further period of 6 weeks for the Landlord to complete the works as required by the Repairing Standard Enforcement Order.

On 4 July 2013, a Surveyor Member of the Committee reinspected the property. At that time, the Surveyor Member noted that the Landlord had taken further steps to address the issues which required action in terms of the Repairing Standard Enforcement Order. At that time, 2 of the 5/6 windows which required to be repaired/replaced had been replaced by the Landlord. Since the date of that reinspection the Landlord has replaced further windows within the property and has taken further steps to instruct the necessary works to repair and replace the remaining windows within the property. The tenant has not objected to any of the correspondence from the Landlord and, in particular, has not objected to the Landlord's request for a further period of time in which to complete the works required by the RSEO.

In all the circumstances, the Committee are satisfied that there has been further satisfactory progress made by the Landlord towards the completion of the works. In the circumstances, the Committee agree to vary the terms of the RSEO by allowing the Landlord a further period of 8 weeks from the date hereof in which to complete the necessary works.

The Committee have accordingly determined to vary the RSEO in terms of Section 25(1) of the Housing (Scotland) Act 2006 and hereby issue a formal Notice of a Decision to Vary the RSEO in respect of the property.


A Cowan

Signed
Andrew Cowan, Chairperson

Date.....

17/09/13

L McManus

.....Witness

Laura McManus, Secretary, 7 West George Street, Glasgow, G2 1BA